

PRICE GUIDE

£450,000

Peabody Way

Warwick, CV34 7BE



## PROPERTY SUMMARY

Purchased new by the current owners in July 2018 and still benefiting from the balance of a 10-year warranty, this beautifully extended and upgraded home is nestled in a quiet, tucked-away position on the outskirts of Leamington Spa. With excellent access to the M40/M42, Birmingham Airport, NEC, Leamington Spa train station, and both Warwick and Leamington town centres, the location is as practical as it is desirable. The owners have thoughtfully transformed this 'nearly new' home into an exceptional living space. From the moment you step inside, the quality and care poured into every detail are immediately apparent.

Standout features include stunning timber herringbone flooring, large format tiled floors, and an abundance of bespoke built-in storage throughout.

A substantial extension has dramatically enhanced the ground floor, creating a show-stopping open-plan kitchen, dining, and living area – complete with a utility/boot room. There's also a separate, cosy living room and a convenient ground floor cloakroom. Upstairs, you'll find three bedrooms, including a master with en-suite, plus a stylish family bathroom.

The garage currently serves as a home boxing gym but still provides excellent storage options. Outside, the property enjoys a pleasant lawned garden and peaceful setting adjacent to single-storey bungalows and overlooks a lovely green space that the owners' children enjoy playing in.

This home really does tick all the boxes for a growing family – combining style, space, and a fantastic location.

EPC C

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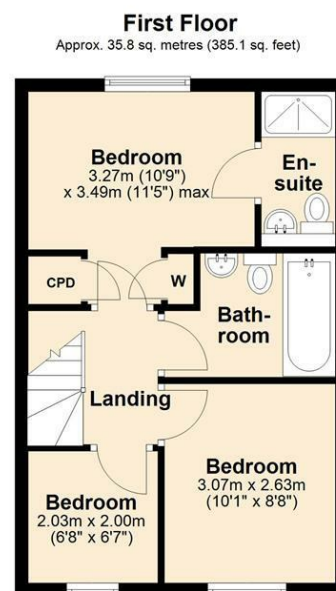
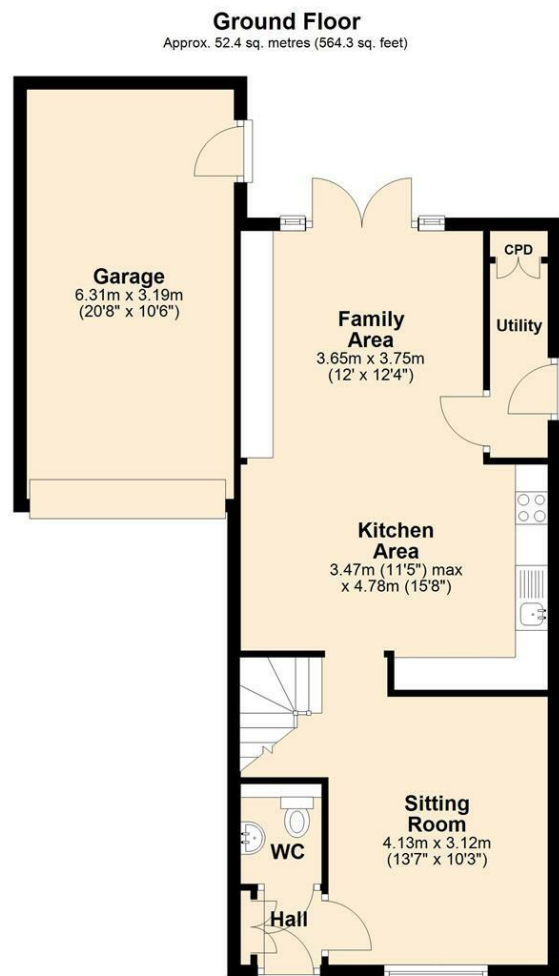


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Total area: approx. 88.2 sq. metres (949.4 sq. feet)

## LOCAL AUTHORITY

Warwick DC

## TENURE

Freehold

## COUNCIL TAX BAND

D

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



## OFFICE ADDRESS

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## OFFICE DETAILS

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